

# Mini-hotel

## Ražanac, Karlobag



<b>Ref</b>	RE-U-22498
<b>Type</b>	Mini-hotel
<b>Region</b>	Karlobag
<b>Location</b>	Ražanac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	101 sqm
<b>Plot size</b>	95 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 357 000

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House in Razanac only 50 meters from the sea!  
Total area is 101 sq.m.  
House was built in 1950 and completely renovated in 2003.

We are selling a semi-detached house with three residential units.  
The house consists of a ground floor and a first floor.  
On the ground floor there is a two-bedroom apartment with a kitchen, living room and bathroom, next to the house there is a terrace and parking for two cars.  
On the first floor, there are two one-bedroom apartments with a living room, kitchen and bathroom.  
Both apartments have a balcony with a wonderful view of the sea.

Heating and cooling is via air conditioning.  
Super property of great position towards the sea.  
Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3535 €

Average price/m<sup>2</sup> of this type  
in this region:  
1933 €

Median price/m<sup>2</sup> of this type  
in this region:  
1848 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



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